



PLANNING COMMISSION
City Council Chambers, City Hall
Wednesday, March 26, 2025 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Call to Order – The meeting was called to order at 6:00 p.m.

Members Present:	Judy Burds	Kurt Nolte	Fred Edwards
	Trey James	Brian McNeese	
Members Absent:	Sumeet Shah	Vic Jones	
City Staff Present:	Diana Wheeler	Robyn MacDonald	
	Shubha Jangam	Paul Frickey (City Attorney's Office)	

2. ELECTION OF OFFICERS

- A. **Chairperson – Commissioner Nolte made a motion and was seconded by Commissioner McNeese to nominate Commissioner Burds to serve as Chairperson for 2025. The motion passed unanimously.**
- B. **Vice-Chairperson – Chairperson Burds made a motion and was seconded by Commissioner Edwards to nominate Commissioner Nolte to serve as Vice-Chairperson for 2025. The motion passed unanimously.**

3. CONSIDERATION AND ADOPTION OF THE AGENDA

Commissioner James made a motion and was seconded by Commissioner McNeese to approve the Agenda for March 26, 2025, as presented. The motion passed unanimously.

4. CONSIDERATION OF MINUTES

- A. December 19, 2024 - Action Minutes

Commissioner McNeese made a motion and was seconded by Commissioner Nolte to approve the December 19, 2024, Action Minutes as presented. The motion passed unanimously.

5. GENERAL PUBLIC COMMENT

No members of the public gave General Public Comment.

6. CONSIDERATION OF REZONINGS AND USE PERMIT APPLICATIONS

- A. **U25-01**-12900 Arnold Mill Road – To request a Use Permit for a Rural Event Facility (Sec. 8.7.1.H of the UDC) for a maximum of 300 attendees within the existing 23,000 square foot activity center on a 6.61-acre property zoned AG-1 (Agricultural).

The applicant, Michael McGwier, presented their presentation regarding their request. There were no other speakers in favor of the request.

There were four speakers who spoke in opposition to the request.

After deliberations on the item, the Planning Commission made the following recommendations.

A motion was made by Chairperson Burds and seconded by Commissioner McNeese to recommend approval as presented by Staff with the following amendments:

Condition 1. b. to replace “amphitheater” with “area”.

Condition 2.d. and 2.e.

- d) ~~Outdoor Amplification and Music allowable sounds~~ Amplified or other sounds shall not register in excess of:

- i) ~~75-55~~ db(A) Sunday through Thursday between 7:00 a.m. and 9:00 p.m.
- ii) ~~75 55~~ db(A) Friday or Saturday between 7:00 a.m. and 10:00 p.m.

- e) ~~If more than two complaints are received within a twelve (12) month period related to event traffic, t~~The applicant shall retain one or more off-duty police officers to manage traffic into and out of the property for every event that is expected to generate more than one hundred (100) participants.

The motion passed with a vote of 4-1 with Commissioner Nolte voting in the negative.

7. CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) FOR THE CITY OF MILTON

- A. **RZ25-01** – A text amendment to Article 6 Special Purpose District of the Unified Development Code for the City of Milton, Georgia to add regulations with respect to a new Arnold Mill Road Hamlet Overlay.

Commissioner James recused himself from this agenda item and exited the dais.

Senior Planner Shubha Jangam introduced the project and Caleb Racicot from TSW who presented the proposed text amendment to create the new Arnold Mill Road Hamlet Overlay. There were no comments from the public. After deliberations on the item, the Planning Commission made the following recommendations.

A motion was made by Commissioner Nolte and was seconded by Chairperson Burds to recommend approval of RZ25-01 as presented by Staff with the following two amendments:

1) Sec. 6.5.1.C.2:

“If standards are not specified in this Sec. 6.5, then standards of the Rural Milton Overlay District apply. If standards are not specified in the Rural Milton Overlay District, then this section applies. If standards are specified in both this section and the Rural Milton Overlay District, then the standards of this section, the Arnold Mill Road Hamlet Overlay apply.”

2) To remove the northeast parcel abutting New Providence Road within the Cox Road Node of the Arnold Mill Road Hamlet Overlay District Map.

- B. RZ25-03** – A text amendment to Article 12 Administration, Sec. 12.3.2.A. Public Hearing and Notice Amendments and Sec. 12.8.6.E. Demolition Permits, Public Hearing to amend notification requirements.

There was one public comment regarding this text amendment. After deliberations on the item, the Planning Commission made the following recommendations.

A motion was made by Commissioner McNeese and seconded by Commissioner Nolte to reject the proposed text amendment for Sec. 12.3.2. Public Hearing and Notice to replace the requirement to publish in the legal organ of the City with the official website instead of the Legal Organ and to approve Sec. 12.8.6.E. proposed reduction from 30 to 15 days prior to a public hearing for demolition permits to the Design Review Board. The motion passed unanimously.

- C. RZ25-04** – A text amendment to Article 9 Site Development, specifically adding 9.1.4.A.8 to clarify parking of commercial vehicles and equipment within Agricultural and Single-Family districts and modifying Sec. 9.1.6.C. Heavy Construction.

After deliberations on the item, the Planning Commission made the following recommendation.

A motion was made by Chairperson Burds and seconded by Commissioner James to recommend approval as presented by Staff with the following change: To add “or utilized exclusively for personal use.” at the end of Sec. 9.1.6.C. The motion passed with a vote of 4-1 with Commissioner McNeese voting in the negative.

8. NEW BUSINESS

- A. Quarterly Tree Waiver Update – There have been no new requests for tree waivers in the first quarter of 2025. – *No Action needed on this item.*

9. OLD BUSINESS

- A. Deerfield Implementation Plan Update – *An update was made by Zoning Manager, Robyn MacDonald*

10. ADJOURNMENT

Commissioner Edwards made a motion and was seconded by Commissioner McNeese to adjourn the meeting at 9:36 p.m. The motion passed unanimously.